



सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग एक—मध्य उप-विभाग

वर्ष ११, अंक ८]

शुक्रवार, फेब्रुवारी ७, २०२५/माघ १८, शके १९४६

[पृष्ठ ५, किंमत : रुपये ४.००

असाधारण क्रमांक १८

प्राधिकृत प्रकाशन

नगरविकास विभाग

४ था मजला, मुख्य इमारत, मादाम कामा मार्ग, हुतात्मा राजगुरू चौक,
मंत्रालय, मुंबई ४०० ०३२, दिनांक ६ फेब्रुवारी २०२५.

सूचना

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६.

क्रमांक टिपीएस-१८२४/अनौसं-४२/२०२४/प्र.क्र.१६०/२०२४/नवि-१३.—ज्याअर्थी, महाराष्ट्र शासनाने राज्यातील बृहन्मुंबई महानगरपालिका, व अन्य काही नियोजन प्राधिकरणे वगळता उर्वरित सर्व नियोजन प्राधिकरणे व प्रादेशिक योजना क्षेत्रांकरीता लागू करावयाच्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीस (यापुढे जिचा उल्लेख “ उक्त एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली ” असा करण्यात आलेला आहे) महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख “उक्त अधिनियम” असा करण्यात आलेला आहे) मधील तरतुदीनुसार, शासन अधिसूचना क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/ वियो. व प्रायो./ कलम ३७(१कक)(ग) व कलम २०(४)/नवि-१३, दि.०२/१२/२०२० अन्वये मंजुरी दिली आहे ;

आणि ज्याअर्थी, महाराष्ट्र शासनाच्या पर्यटन आणि सांस्कृतिक कार्य विभागाकडील महाराष्ट्र पर्यटन धोरण-२०२४ या धोरणास मा.मंत्री मंडळाच्या दि.०५.०७.२०२४ रोजीच्या बैठकीमध्ये झालेल्या निर्णयानुसार मान्यता देण्यात आली आहे. (यापुढे ज्याचा उल्लेख “उक्त धोरण” असा करण्यात आलेला आहे) ;

आणि ज्याअर्थी, महाराष्ट्र शासनाच्या पर्यटन आणि सांस्कृतिक कार्य विभागाकडील शासन निर्णय क्र.टिडीएस-२०२२/०९/प्र. क्र.५४२/पर्यटन-४, दि.१८.०७.२०२४ अन्वये मा.मंत्री मंडळाच्या मान्यतेने महाराष्ट्र पर्यटन धोरण-२०२४ धोरण मंजूर केले आहे ;

आणि ज्याअर्थी, उक्त धोरणातील तरतुदींच्या अनुषंगाने उक्त मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील या सूचनेसोबतच्या परिशिष्ट ‘अ’ मध्ये नमूद केल्याप्रमाणे नव्याने तरतूद समाविष्ट करणे आवश्यक आहे तसेच या सूचनेसोबतच्या परिशिष्ट ‘ब’ मध्ये नमूद केल्याप्रमाणे उक्त मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीमध्ये काही सुधारणा करणे आवश्यक आहे (यापुढे ज्याचा उल्लेख “उक्त फेरबदल” असा करण्यात आलेला आहे), असे शासनाचे मत झाले आहे.

(१)

आता त्याअर्थी, उक्त अधिनियमाचे कलम ३७(१अअ) व २०(३) अन्वये प्राप्त अधिकारात आणि तदनुषंगिक शक्तींचा वापर करून, उक्त फेरबदलावर जनतेकडून सूचना / हरकती मागविण्यासाठी शासन ही सूचना प्रसिध्द करित आहे. उक्त फेरबदलावरील कोणत्याही सूचना/हरकती, ही सूचना **महाराष्ट्र शासन राजपत्रात** प्रसिध्द झाल्यापासून एक महिन्याच्या आत, संबंधित विभागीय सहसंचालक, नगररचना यांचेकडे दाखल करता येतील. संबंधित विभागीय सहसंचालक, नगररचना यांना, सूचना/हरकतींवर सुनावणी देऊन आणि आवश्यकतेनुसार संबंधित नियोजन प्राधिकरणांचे म्हणणे घेऊन, त्यावरील अहवाल शासनास सादर करण्यासाठी प्राधिकृत करण्यात येत आहे.

ही सूचना, कामकाजाचे दिवशी एक महिन्याच्या कालावधीकरीता जनतेच्या अवलोकनार्थ खालील कार्यालयात उपलब्ध राहील.

- (१) विभागीय सहसंचालक, नगररचना, कोकण / पुणे / नाशिक / नागपूर / अमरावती / छत्रपती संभाजीनगर विभाग.
- (२) आयुक्त, सर्व संबंधित महानगरपालिका.
- (३) जिल्हाधिकारी, सर्व जिल्हे.
- (४) महानगर आयुक्त, सर्व महानगर प्रदेश विकास प्राधिकरणे.
- (५) मुख्य कार्यकारी अधिकारी, पिंपरी चिंचवड नवनगर विकास प्राधिकरण, निगडी, पुणे.
- (६) उपाध्यक्ष तथा व्यवस्थापकीय संचालक, महाराष्ट्र विमानतळ विकास कंपनी लि. मुंबई.
- (७) मुख्य कार्यकारी अधिकारी, कोल्हापूर नागरी क्षेत्र विकास प्राधिकरण, कोल्हापूर.
- (८) मुख्य कार्यकारी अधिकारी, सर्व जिल्हापरिषदा.
- (९) मुख्याधिकारी (सर्व नगरपरिषदा / नगरपंचायती)

तसेच, शासन याद्वारे उक्त अधिनियमाचे कलम १५४(१) अन्वये नव्याने निदेश देत आहे की, उक्त अधिनियमाचे कलम ३७(१कक) चे उप कलम (ग) अन्वये प्रस्तावित फेरबदलास शासनाचे अंतिम मान्यता प्रलंबित असेपर्यंत प्रस्तावित फेरबदल व त्यामधील तरतुदी राज्यस्तरावर लगेलेग अंमलात येतील.

परिशिष्ट-अ

The following New Regulation No.14.14 is proposed to be added in Unified Development Control and Promotion Regulations as follows -

Regulation : 14.14 – Tourism Policy of Maharashtra – 2024 :—

The following regulations are to be followed in the Tourism projects eligible under Tourism Policy of Maharashtra – 2024 and Tourism projects certified by the Tourism Department as per the Tourism Policy of Maharashtra – 2024

14.14.1 Additional FSI and Space Utilization of Tourism units/Hospitality Park

i. FSI may be provided on basis of the following table to all Tourism units/Hospitality Parks rest of Maharashtra (except Greater Mumbai Corporation Area) :

Sr. No.	Minimum Road width	Maximum Permissible FSI Rest of Maharashtra
1	12 m	Up to 3
2	18 m	Up to 3.5
3	27 m	Up to 4

ii. Additional FSI Limit shall be applicable as above or as per the UDCPR, whichever is higher, excluding in Agriculture Zone, NDZ, or any other special zone, declared by Urban Development Department, where the maximum Additional Floor Space Index limit shall remain applicable as per prevailing Development Control Regulation.

14.14.2 Premium Rates for the Tourism units/Hospitality Park for the Rest of Maharashtra:

(i) Area in Vidarbha, Marathawada, Dhule, Nagpur, Ratnagiri and Sindhudurg, no premium will be charged for additional Floor Space Index (FSI)/ ToD/ Ancillary FSI.

(ii) As per Unified Development Control & Promotion Rules (UDCPR) the additional FSI shall be permissible to all Public and Private Hospitality Parks by levying a premium at the rate of 50% of prevailing rate for areas other than (i)

(iii) **For Central Business District :** If any special planning authority declared any area as a Central Business District as per applicable UDCPR norms, all registered public and private Hospitality parks; in the particular CBD's will be entitled for permissible additional FSI by levying a premium at the rate of 50% of the existing rate as mentioned in the UDCPR of Central Business District.

(iv) In addition, to other applicable FSI's like Fungible, Ancillary FSI will be applicable as per the local applicable UDCPR norms.

(v) The developer will be allowed to pay the premium, development charges, ancillary charges and other charges for the increased additional FSI for the Tourism units / Hospitality Park in installments.

(vi) The first installment of the premium, development charges, ancillary charges and other charges for the increased additional FSI shall not be less than 50 lakhs in case of A.B.C class Municipal Corporations and 25 lakhs in case of other areas, However the Planning Authority may reduce the first instalment limit as a policy by considering local conditions. In such case, the remaining amount shall be apportioned in remaining instalments.

14.14.3 Provision of Recreational Floor

In case of Hotel building having height more than 15 m., recreational floor may be allowed subject to following—

- (i) The height of such floor shall be up to 4.5 m. and shall be open on all sides
- (ii) Such floor shall be used for recreational purpose/activities including construction of swimming pool and shall be in addition to the recreational open space required as per UDCPR.
- (iii) One such floor may be allowed at every 20 m. height, however, first floor may be allowed after 15 m. height.
- (iv) Such floor shall not be counted in FSI, however, ancillary constructions like changing room, wash room etc. shall be computed in FSI.

Note : Based on stakeholder consultation, this clause has been adopted from UDCPR 2020 with modification suitable for Hotel Building.

14.14.4 Mix Land Use Development—Mix land use development is allowed under the Following guidelines

Land Use Percentage :**(1) In zone I (Municipal Corporations in MMR & PMR area)**

- i. 60% - Tourism Units
- ii. 40% - Allied users / Services /Support services. It will include all commercial and residential activities except polluting activities.

(2) In remaining areas of all Planning Authorities excluding Zone I

- i. 50% - Tourism Units
- ii. 50% - Allied users / Services /Support services. It will include all commercial and residential activities except polluting activities.

(3) These relaxation which are permissible under the said Tourism Policy will be applicable only to 60% or 50% of the area of the Tourism units only. These relaxations will not be applicable to the remaining activities other than Tourism units.

14.14.5 These provisions are applicable only to the Tourism projects eligible under Tourism Policy of Maharashtra – 2024 and Tourism projects certified by the Tourism Department as per the Tourism Policy of Maharashtra – 2024 and in addition to the provisions as mentioned above, other additional provisions such as side margin, height etc., shall be applicable as per the Unified Development Control and Promotion Regulations to that extent.

14.14.6 For the Tourism Project, it is binding on the concern project proponent to obtain the approval from local Planning Authority.

14.14.7 Development charges will not be exempted while sanctioning the Tourism units / Tourism Projects.

परिशिष्ट-ब

Sr. No.	Regulation No in Sanctioned UDCPR	Existing Regulation	Proposed Modification to the existing regulation
	2	3	4
1	Regulation No.6.3	<p><u>६.३ PERMISSIBLE FSI</u></p> <p>Permissible basic FSI, additional FSI on payment of premium, Permissible TDR Loading on a plot in non-congested area for Residential and Residential with mixed uses and other buildings in developable zones like residential, commercial, public-semi-public etc. shall be as given in Table 6-G below :-</p>	<p><u>६.३ PERMISSIBLE FSI</u></p> <p><i>I. Permissible basic FSI, additional FSI on payment of premium, for the projects undertaken as per the Tourism Policy of Maharashtra – 2014 are Permissible as per the Provision No.14.14</i></p> <p>II. Permissible basic FSI, additional FSI on payment of premium, Permissible TDR Loading on a plot in non-congested area for Residential and Residential with mixed uses and other buildings in developable zones like residential, commercial, public-semi-public etc. shall be as given in Table 6-G below :-</p>
2	Regulation No. 6.14	<p>6.14 PROVISION OF RECREATIONAL FLOOR</p> <p>In case of residential building having height more than 30.0 m., recreational floor may be allowed subject to following –</p> <p>i) the height of such floor shall be upto 4.5 m. and shall be open on all sides,</p>	<p>6.14 PROVISION OF RECREATIONAL FLOOR</p> <p>In case of residential building having height more than 30.0 m., recreational floor may be allowed subject to following –</p> <p>i) the height of such floor shall be upto 4.5 m. and shall be open on all sides,</p>

	<p>ii) such floor shall be used for recreational purpose / activities including construction of swimming pool and shall be in addition to the recreational open space required as per UDCPR,</p> <p>iii) one such floor may be allowed at every 50.0 m. height, however, first floor may be allowed after 30.0 m. height,</p> <p>iv) Such floor shall not be counted in FSI, however, ancillary constructions like changing room, wash room, etc. shall be computed in FSI.</p> <p>v) RECREATIONAL FLOOR for the projects undertaken as per the Tourism Policy of Maharashtra – 2014 is Permissible as per the Provision No.14.14</p>	<p>ii) such floor shall be used for recreational purpose / activities including construction of swimming pool and shall be in addition to the recreational open space required as per UDCPR,</p> <p>iii) one such floor may be allowed at every 50.0 m. height, however, first floor may be allowed after 30.0 m. height,</p> <p>iv) Such floor shall not be counted in FSI, however, ancillary constructions like changing room, wash room, etc. shall be computed in FSI.</p>
3	Regulation No 14.2.3	<p>For Nagpur Municipal Corporation and Nagpur Metropolitan Region Development Authority</p> <p>New Provision No.14.2.3 (ix) :- At the end of the said regulation the following new Provision No.14.2.3 (ix) is added as below :- For Nagpur Municipal Corporation and Nagpur Metropolitan Region Development Authority covered balcony is allowed in the P-Line of both side of the Metro Corridor.</p>

ही सूचना/निदेश शासनाचे संकेतस्थळ www.maharashtra.gov.in (कायदे/नियम) वर उपलब्ध राहील.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

डॉ. प्रतिभा भदानी,
शासनाचे सहसचिव.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated the 6th February 2025

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-1824/UOR-42/CR.160/2024/UD-13.—Whereas, the Government of Maharashtra has sanctioned the Unified Development Control and Promotion Regulations (hereinafter referred to as “the said Unified Development Control and Promotion Regulations”) for the state except Municipal Corporation of Greater Mumbai and some other Planning Authorities, in the State of Maharashtra under the provisions of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as ‘the said Act’) *vide* Notification No.TPS-1818/CR.238/18/DP. & RP./Sec.37 (1AA)(c) & sec.20(4)/UD-13, dated 2nd December 2020 ;

And whereas, as per decision taken by the Hon’ble Cabinet dt.05.07.2024 Hon’ble Cabinet has sanctioned the Maharashtra Tourism Policy-2024 for Maharashtra State (hereinafter referred to as ‘the said Policy ’) ;

And whereas, the Government of Maharashtra in Tourism Department *vide* Government Resolution No.TDS-2022/09/CR.No.542/Tourism-4, dt.18.07.2024 has sanctioned the Maharashtra Tourism Policy-2024 for Maharashtra State with approval of the Hon’ble Cabinet ;

And whereas, the Government is of opinion that, as per the provisions of the said Policy it is necessary to include a new provision in the said Unified Development Control and Promotion Regulation as mentioned in Schedule ‘A’ as appended with this Notice and is also necessary to revised some provisions in the said Unified Development Control and Promotion Regulations as mentioned in Schedule ‘B’ as appended with this Notice (hereinafter referred to as ‘the said modification’);

Now, therefore, in exercise of the powers conferred under section 37(1AA)(a) and 20(3) of the said Act and all other powers enabling in that behalf, the Government hereby publishes a Notice for inviting suggestions/objections from general public in respect to the said modification. Any objections/suggestions upon the said modification shall be forwarded, before the expiry of one month from the date of publication of this notice in *Maharashtra Government Gazette*, to the all concerned Divisional Joint Director of Town Planning who is hereby authorised as an ‘Officer’ to hear objections / suggestions and say of concerned Planning Authorities, as applicable, and submit his report to the Government.

This Notice is kept for inspection to the general public in the following offices for the period of one month on all working days.

- (1) The Divisional Joint Director of Town Planning, Konkan / Pune/Nashik/Nagpur/Amravati / Chhatrapati Sambhajinagar.
- (2) The Commissioner, All concerned Municipal Corporations.
- (3) The Collectors, All Districts.
- (4) The Metropolitan Commissioners, All Metropolitan Regions Developments Authorities.
- (5) Office of the Chief Executive Officer, Pimpri-Chinchwad New Town Development Authority, Akurdi, Pune.
- (6) Office of the Vice Chairman and Managing Director, Maharashtra Airport Development Company Ltd., 8th Floor, World Trade Centre, Mumbai-5.
- (7) The Chief Executive Officer, Kolhapur Urban Area Development Authority, Kolhapur.
- (8) The Chief Executive Officer, All Zilla Parishads.
- (9) The Chief Officers, All Municipal Councils / Nagar Panchyats.

Further, the Government hereby issues directives under Section 154(1) of the said Act that, till the final approval to the said proposed modification and proposed regulations under clause (c) of Section 37(1AA) of the said Act is pending by the Government, the proposed modification shall immediately come into force.

Schedule-A

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ii. Additional FSI Limit shall be applicable as above or as per the UDCPR, whichever is higher, excluding in Agriculture Zone, NDZ, or any other special zone, declared by Urban Development Department, where the maximum Additional Floor Space Index limit shall remain applicable as per prevailing Development Control Regulation.

14.14.2 Premium Rates for the Tourism units/Hospitality Park for the Rest of Maharashtra:

(i) Area in Vidarbha, Marathawada, Dhule, Nagpur, Ratnagiri and Sindhudurg, no premium will be charged for additional Floor Space Index (FSI)/ ToD/ Ancillary FSI.

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(iv) In addition, to other applicable FSI's like Fungible, Ancillary FSI will be applicable as per the local applicable UDCPR norms.

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i. 50% - Tourism Units

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(3) These relaxation which are permissible under the said Tourism Policy will be applicable only to 60% or 50% of the area of the Tourism units only. These relaxations will not be applicable to the remaining activities other than Tourism units.

14.14.5 These provisions are applicable only to the Tourism projects eligible under Tourism Policy of Maharashtra – 2024 and Tourism projects certified by the Tourism Department as per the Tourism Policy of Maharashtra – 2024 and in addition to the provisions as mentioned above, other additional provisions such as side margin, height etc., shall be applicable as per the Unified Development Control and Promotion Regulations to that extent.

14.14.6 For the Tourism Project, it is binding on the concern project proponent to obtain the approval from local Planning Authority.

14.14.7 Development charges will not be exempted while sanctioning the Tourism units / Tourism Projects.

Schedule-B

Sr. No.	Regulation No in Sanctioned UDCPR	Existing Regulation	Proposed Modification to the existing regulation
	2	3	4
1	Regulation No.6.3	<p><u>६.३ PERMISSIBLE FSI</u></p> <p>Permissible basic FSI, additional FSI on payment of premium, Permissible TDR Loading on a plot in non-congested area for Residential and Residential with mixed uses and other buildings in developable zones like residential, commercial, public-semi-public etc. shall be as given in Table 6-G below :-</p>	<p><u>६.३ PERMISSIBLE FSI</u></p> <p><i>I. Permissible basic FSI, additional FSI on payment of premium, for the projects undertaken as per the Tourism Policy of Maharashtra – 2014 are Permissible as per the Provision No.14.14</i></p> <p>II. Permissible basic FSI, additional FSI on payment of premium, Permissible TDR Loading on a plot in non-congested area for Residential and Residential with mixed uses and other buildings in developable zones like residential, commercial, public-semi-public etc. shall be as given in Table 6-G below :-</p>
2	Regulation No. 6.14	<p>6.14 PROVISION OF RECREATIONAL FLOOR</p> <p>OF RECREATIONAL FLOOR</p> <p>In case of residential building having height more than 30.0 m., recreational floor may be allowed subject to following –</p> <p>i) the height of such floor shall be upto 4.5 m. and shall be open on all sides,</p>	<p>6.14 PROVISION OF RECREATIONAL FLOOR</p> <p>In case of residential building having height more than 30.0 m., recreational floor may be allowed subject to following –</p> <p>i) the height of such floor shall be upto 4.5 m. and shall be open on all sides,</p>

	ii) such floor shall be used for recreational purpose / activities including construction of swimming pool and shall be in addition to the recreational open space required as per UDCPR,	ii) such floor shall be used for recreational purpose / activities including construction of swimming pool and shall be in addition to the recreational open space required as per UDCPR,	ii) such floor shall be used for recreational purpose / activities including construction of swimming pool and shall be in addition to the recreational open space required as per UDCPR,
	iii) one such floor may be allowed at every 50.0 m. height, however, first floor may be allowed after 30.0 m. height,	iii) one such floor may be allowed at every 50.0 m. height, however, first floor may be allowed after 30.0 m. height,	iii) one such floor may be allowed at every 50.0 m. height, however, first floor may be allowed after 30.0 m. height,
	iv) Such floor shall not be counted in FSI, however, ancillary constructions like changing room, wash room, etc. shall be computed in FSI.	iv) Such floor shall not be counted in FSI, however, ancillary constructions like changing room, wash room, etc. shall be computed in FSI.	iv) Such floor shall not be counted in FSI, however, ancillary constructions like changing room, wash room, etc. shall be computed in FSI.
	v) RECREATIONAL FLOOR for the projects undertaken as per the Tourism Policy of Maharashtra – 2014 is Permissible as per the Provision No.14.14		
3	Regulation No 14.2.3	For Nagpur Municipal Corporation and Nagpur Metropolitan Region Development Authority	New Provision No.14.2.3 (ix) :- At the end of the said regulation the following new Provision No.14.2.3 (ix) is added as below :- For Nagpur Municipal Corporation and Nagpur Metropolitan Region Development Authority covered balcony is allowed in the P-Line of both side of the Metro Corridor.

This Notice / Directives are also available on the Government website www.maharashtra.gov.in (Acts / Rules).

By order and in the name of the Governor of Maharashtra,

DR. PRATIBHA BHADANE,
Joint Secretary to Government.